



Short-Term Rental Regulations

Articles 11 & 12 would create a General Bylaw to regulate short-term rentals with items that appear to have broad support among the Town's housing boards & housing advocates.

While both Articles establish new regulations, neither one takes away any current ability to operate STRs.

HERE'S WHAT YOU SHOULD KNOW



What Article 11 Does:

- Creates a General Bylaw defining short-term rentals & establishing regulations.
- Prohibits short-term rentals in dwelling units owned by a corporation.

What Article 12 Does:

- If Article 11 passes, Article 12 amends the General Bylaw to regulate short-term rentals by adding Subsection 13-8-3-2 allowing individuals to obtain no more than two (2) short-term rental certificates. Currently, there is no limit.

What Both Articles Do:

- Protect existing short-term rentals.
- Any person or other legal entity who holds a current Certificate of Registration may continue to engage in short-term rentals in accordance with the existing Certificate of Registration, until the dwelling unit is transferred or conveyed, or the certificate of registration is not renewed. If a property is bequeathed to a person or other beneficiary through a will, the new owner may continue to engage in short-term rental activities.

What Neither Article Does:

- Place an overall cap on the number of short-term rentals allowed in Town.
- Take away anyone's current STR certificates or ability to get a short-term rental certificate or operate an STR.

Have Questions?



Special Town Meeting Forum
October 18, 5:30 p.m.-7 p.m.
Town Hall Auditorium



info@provincetown-ma.gov



Town of
PROVINCETOWN

SPECIAL TOWN MEETING INFORMATION

October 23, 2023, 6:00 p.m.
Town Hall Auditorium



www.provincetown-ma.gov/TownMeeting

Special Town Meeting will be held on Monday, October 23, 2023 to consider important housing-related Articles & other items.

There are many important Articles to be discussed and voted on, but the main reason the Select Board called this Special Town Meeting is for voters to consider the purchase of properties at 22, 22R, and 24 Nelson Avenue for future housing development.

While the Town does not have immediate plans for the redevelopment of these parcels, securing the land is undoubtedly in the Town's best interest. Without the Town's intervention, the likelihood of private development looms large, leading to a proliferation of market-rate condominiums, many of which could potentially become short-term rentals.



HOUSING-RELATED ARTICLES:

Article 7: Capital Funding for 3 Jerome Smith Site Readiness & Preparation

Septic system removal is needed to officially hand the site over to Community Builders to begin construction. The Town recently received a MassWorks Grant in the sum of \$180,000 from the State to fund this removal, however, Town funds are required to provide a 10% grant match and 10% contingency for potential cost overruns.

Article 8: Acquisition of 22, 22R and 24 Nelson Avenue for Future Housing

Under the agreed terms, the Town will purchase 22/22R Nelson Avenue for \$1,270,000 and the property at 24 Nelson Ave for \$765,000. These two properties present an increasingly rare opportunity for the Town to embark on ambitious community housing projects in the coming years. When these parcels are combined, the Town could explore the development of up to 18 units today, or between 48 to 60 units once served by sewer.

Articles 9 & 10: Declaration of Surplus of Property at 26 Shank Painter Rd. / 15 Browne St. & 288A Bradford St.

These articles authorize the Select Board to dispose of Town-owned property at these locations for future housing development.

Articles 11 & 12: General Bylaw Amendment - Prohibitions Related To Short-Term Rental Of Residential Properties

Article 11 creates a General Bylaw to regulate short-term rentals, including banning corporations from obtaining STR certificates. Article 12 would add an additional section to the bylaw allowing individuals to obtain no more than two (2) short-term rental certificates.

Articles 13: Zoning Bylaw Amendment - Ban on Fractional Ownership

"Fractional ownership" describes properties owned by multiple parties who each own a percentage, along with sharing usage rights. Similar to timeshares, fractional ownership properties operate through central management agreements and by limiting shareholders' occupancy to a certain time frame.

Articles 14: Zoning Bylaw Amendment - Accessory Dwelling Units

Even though accessory dwelling units have been allowed by-right in every residential district in Town since 2017, very few units have ever been created. The proposed amendment removes the deed restriction limiting accessory dwelling units to year-round occupancy only; allows accessory dwelling units to be accessory to a principal commercial unit; prohibits accessory dwelling units from being used for Short-Term Rentals; and prohibits converting accessory dwelling units into condominiums. The purpose of this amendment is to make creating an accessory dwelling unit easier by allowing greater flexibility for occupancy, such as allowing seasonal rental for workers.